

COMMUNITY MEETING REPORT
Petitioner: Bowman Sumner, LLC
Rezoning Petition No. 2020-012

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A; attached hereto by depositing such notice in the U.S. mail on 26th of February, 2020. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on March 10, 2020 at 6:00 pm at Bonnie Cone Classical Academy, 10700 Asbury Chapel Rd Huntersville NC 28078.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. Bowman Sumner, LLC was represented at the Community Meeting by Robert "Nate" Bowman, Drew Bowman, and Matt Sumner. Also in attendance were representatives of the engineering firm, Kimley-Horn, John Holcomb and Joe Wilson along with Stewart Gray and Jack Thomson from the Charlotte-Mecklenburg Historic Landmarks Commission.

SUMMARY OF PRESENTATION/DISCUSSION:

Nate Bowman, the representative of Bowman Sumner LLC, welcomed and introduced the petitioner team which included Drew Bowman, Matt Sumner, along with representatives from Kimley-Horn, the projects engineers, and representatives from Charlotte-Mecklenburg Historic Landmarks Commission. Nate started by giving a background on the development team and his other projects that are mostly in the Huntersville area where he has been developing for over 30 years.

Nate then started to explain the project. He indicated that we are proposing to rezone +/- 21 acres along Eastfield Rd consisting of PIN 02761104 and 02761105 from R-3 to UR-1. Nate then explained the rezoning process and that this was a required meeting with the purpose of discussing our rezoning request and the conditional site plan and to answer questions and concerns from nearby residents and property owners.

Nate then gave an overview of the conditional plan that we are proposing. The plan includes a total of 86 lots broken down into 38 single family lots and 48 townhome lots that will all be alley fed with the garage to the rear of the lot. The historic house on the property will also be saved with the future use still to be determined. Nate then passed out examples of the builders work that resemble what we picture being built in this neighborhood.

At this point Stewart Gray and Jack Thomson spoke about the historic house and that we have presented the plan to the Charlotte-Mecklenburg Historic Landmarks Commission and we have gotten preliminary approval supporting our plan on preserving the house and the view shed to the front of the property from the commission. They also explained that the house is currently not under protection and that our proposal is to put an easement on the house that would protect it forever.

We then opened up for questions from the attendees.

Questions and responses:

- **Mr and Mrs Brown** - They live at the corner of Eastfield Rd and Dogwood Ln. They asked what the impact of the turn lane at our entrance that aligns with Dogwood Ln will have on their property. **Response** - We have not designed the turn lane yet but can keep them updated as we get to that point. Our intention is to reduce impacts to neighboring properties as much as possible but we are unsure the extent until it is designed.
- **Mr and Mrs Griffith** - They live on adjoining property on Browne Rd. How will our road connection and road improvements on Browne Rd work and what if people own to the center of the road ? **Response** - Once we have surveyed and designed our connections and road improvements we will know what possible right of way is needed to be acquired to make our improvements possible. We will then contact anyone we need to acquire right of way from and go from there.
- **Mr and Mrs Brown** - They live at the corner of Eastfield Rd and Dogwood Ln. What will happen with the historic house and what will it be used for? **Response** - The plan is to save the house and protect it forever with the easement placed over it. This is a protection for the look of the house and does not regulate the use. The Landmarks Commission would review and renovation, additions, etc. of the protected property but the local jurisdiction, in this case Charlotte, would control the use. The hope is to get some kind of offices or an event space as these uses typically keep up with the house. If we can't get something like that it will remain a private residence.
- **Braxton McLeod** - He grew up on the property and his father is the seller and his mother lives next door on property that is not part of this project. Having grown up on the property he does not like that it is changing. He is understanding that his dad needs to sell the property and he is ok with that. Also happy that the house and property around the house will be preserved. He would like it all to stay as is but understands that it is not feasible. Main concern is the tree loss around where his mother house is located. **Response** - We are trying to focus most development up in the area that is already cleared where the pastures are. There will be some clearing as the majority of the trees are where the topography drops off which is the low point on the property and where we will have to locate our permanent BMP. That has not yet been designed and Nate offered for him to come by our office which is local at any point of the process for an update on the plans.
- **Rosalind Luke** - Lives in the adjoining townhome development and her unit backs up to the proposed development. Wants to know what she will see out the back of her townhome and if we are doing anything with the existing NCDOT right of way that is in-between her neighborhood and the proposed development. **Response** - We have no plans on doing anything with the existing right of way which is about 60 feet. There are probably existing utilities that are running through it and acts as a buffer between the proposed development and the existing neighborhood.
- **Mr and Mrs Griffith** - They live on adjoining property on Browne Rd. Want to know how much grading we are going to do and what happens to the water runoff. **Response** - The engineer has not started on the grading but the area we are looking to develop is the gentlest part of the property and should grade out pretty well. All grading will be on our site and not impact neighbors. In addition all water runoff has to be treated and detained based on Charlotte's standards. We can't regrade anything and change the water runoff and dump it on a neighboring property.

That was all the questions and concerns that were brought up and Nate thanked everyone for coming out and we ended the meeting.

Respectfully submitted, this 31st day of March, 2020.

cc: Charlotte-Mecklenburg Planning Department

Exhibit A

2020-012	FID	FREC	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
2020-012	0	1	01916102	PLANTATION PIPE LINE CO				PO BOX 18616	ATLANTA	GA	30326
2020-012	0	1	01916103	BROWN	WILLIAM RUSSELL SR	MARTHA	PEARSON	PO BOX 713	HUNTERSVILLE	NC	28070
2020-012	0	1	01916104	HELMS	DEBORAH F			11023 DOGWOOD LN	HUNTERSVILLE	NC	28078
2020-012	0	1	01916205	STEWART	J ALTON	BRENDA M	STEWART	11018 DOGWOOD LN	HUNTERSVILLE	NC	28078
2020-012	0	1	01916206	HARMON	KATHLEEN ELIZABETH	HAROLD	HARMON	11201 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	01916207	CASTILLO	JOSE A			11227 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	01916208	CASTILLO	JOSE A			11227 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	01916209	SH BC LLC				3115 EAST LION LN STE 300	SALT LAKE CITY	UT	84121
2020-012	0	1	01916210	SH BC LLC				3115 EAST LION LN STE 300	SALT LAKE CITY	UT	84121
2020-012	0	1	01916219	CASTILLO	JOSE A			11227 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	01916220	CASTILLO	JOSE A			11227 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	01916224	STEWART	SCOTT ALTON MCGRAW	JAMIE SEAFORD	STEWART	11018 DOGWOOD LN	HUNTERSVILLE	NC	28078
2020-012	0	1	02761102	GRIFFITH	BEN D	VICTORIA T	GRIFFITH	9325 BROWNE RD	CHARLOTTE	NC	28269
2020-012	0	1	02761103	GRIFFITH	VICKI TEMPLETON			9325 BROWNE RD	CHARLOTTE	NC	28269
2020-012	0	1	02761104	MCLEOD	MARGARET DARDEN			11132 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	02761105	MCLEOD	MARGARET DARDEN			11132 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	02761106	MCLEOD	MELANIE JONES			11100 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	02761107	DOUBLE M HOLDINGS LLC				11132 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	02761305	SIMMONS	MICHELLE C			10644 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761306	BRANTLY	ANGELA R			10640 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761307	ORDASZ	BRIAN JOSEPH			10636 GREYHOUND DR UNIT 6203	CHARLOTTE	NC	28269
2020-012	0	1	02761308	CRAWFORD II	DAVID E	ELASHEVA	CRAWFORD	10632 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761309	DEES	DARRELL MARTIN	REBECCA	DEES	10607 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761310	OWENS	CHESTER C JR	LILLIE A	OWENS	10611 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761311	STEVENS	PAM T			10615 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761312	LOTT	VICTORIA JANE	ERNEST CALVIN	LOTT	10619 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761313	MCVAY	AUBRIE			10623 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761314	ABRAHAM	JUSTIN			10627 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761315	MCALISTER	ASHLEY VANESSA			PO BOX 5562	STATESVILLE	NC	28687
2020-012	0	1	02761316	BRIEGER	SIMON A	CAROLYN	BRIEGER	10639 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761317	CARTER	DONALD P	CYNTHIA B	CARTER	161 HIGH HILLS DR	MOORESVILLE	NC	28117
2020-012	0	1	02761318	KIROS	ABEBA			10647 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761319	KOSGEY	JEPCHUMBA V			10651 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761320	JOHNSON	BRADLEY AARON	NICOLLE ELIZABETH	JOHNSON	10655 GREYHOUND CT	CHARLOTTE	NC	28269
2020-012	0	1	02761321	JONES	ANDREA			9505 TERRIER WY	CHARLOTTE	NC	28269
2020-012	0	1	02761322	BRIEGER	CHRISTOPHER M			9509 TERRIER WY	CHARLOTTE	NC	28269
2020-012	0	1	02761323	WORLEY	JOSHUA T			9513 TERRIER WY UNIT 120	CHARLOTTE	NC	28269
2020-012	0	1	02761324	HEIMANN	LINDA ANN			9517 TERRIER WY	CHARLOTTE	NC	28269
2020-012	0	1	02761325	STEEL	JUDITH E			9521 TERRIER WY	CHARLOTTE	NC	28269
2020-012	0	1	02761329	BOEHM INVESTMENT GROUP LLC				123 MCALWAY RD	CHARLOTTE	NC	28211
2020-012	0	1	02761330	FERGUSON	ISIAH	CARLEISHA	LEGGETT	11334 YELLOW SPANIEL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761331	PHILYAW	AUSTRIA CREE-SYMONE			11330 YELLOW SPANIEL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761332	HIEMATH	ANILA			11320 YELLOW SPANIEL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761333	PRICE	KRISTEN D	JERRY	PRICE	11316 YELLOW SPANIEL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761334	PHAN	KHANH N	TRUST	PHAM FAMILY RECOVERABLE TRUST AGREEMENT	11507 FOX HILL DR	CHARLOTTE	NC	28269
2020-012	0	1	02761335	MARTIN	CHANCE ANTHONY			11308 YELLOW SPANIEL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761336	NICHOLSON	NATASHA			11304 YELLO SPANIEL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761337	HUNTERMARK	SCOTT K			9609 JACK RUSSELL CT	CHARLOTTE	NC	2826938
2020-012	0	1	02761338	VALLURUPALLI	DEEPTHI			9613 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761339	VELASCO	ANTONIO RAMIERZ	GEOVANNA MARIA	PIRCA	9617 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761340	LUKE	ROSALIND Y			9621 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761341	SHULTZ	MEREDITH			9625 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761342	ISNOR	MARK			9629 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761343	JACK RUSSELL COURT LLC				2601 PORTLAND AVE	CHARLOTTE	NC	28207
2020-012	0	1	02761344	SCEARCE	CRYSTAL			9626 JACK RUSSELL CT UNIT 5802	CHARLOTTE	NC	28269
2020-012	0	1	02761345	CLARK	NICO RYAN	TALISIA LYNNE	CLARK	9622 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761346	ELLIS	KEENYA	GERALDINE	ELLIS	9618 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761347	TINKER	ALLISON M			9614 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761348	ESPER	THOMAS	SUSAN E	ESPER	10654 RIPPLING STREAM DR NW	CONCORD	NC	28027
2020-012	0	1	02761349	JONES	BRIAN R			9606 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761396	HUNTER DOWNS HOMEOWNERS	ASSOC			9105-L MONROE RD	CHARLOTTE	NC	28270
2020-012	0	1	02761399	HUNTER DOWNS HOMEOWNERS ASSOC				9105-L MONROE RD	CHARLOTTE	NC	28270
2020-012	0	1	02761485	BROWN	ANTIVAUSE DAWN			6427 SAINT BERNARD WAY	CHARLOTTE	NC	28269
2020-012	0	1	02761486	PSQUALE	THERESA J			6431 SAINT BERNARD WY	CHARLOTTE	NC	28269
2020-012	0	1	02761487	ENSINGER	ALLYSON MARIE			6435 SAINT BERNARD WY	CHARLOTTE	NC	28269
2020-012	0	1	02761488	ROBERTS	CARYN L			6439 SAINT BERNARD WY	CHARLOTTE	NC	28269
2020-012	0	1	02761489	ROCK	VENECIA D			6475 SAINT BERNARD WY	CHARLOTTE	NC	28269
2020-012	0	1	02761490	MOODY	KATHRYN W			6479 SAINT BERNARD WY	CHARLOTTE	NC	28269
2020-012	0	1	02761491	EVERGREEN DESTINY INVESTMENTS LLC				9104 KINGSMEAD LN	CHARLOTTE	NC	28173
2020-012	0	1	02761492	TUCKER	SUSAN A			8624 LAURAL RUN DR	CHARLOTTE	NC	28269
2020-012	0	1	02761494	DIMAIO	ELIZABETH D			359 KIM LN	CARTHAGE	NC	28327
2020-012	0	1	02761495	BOSWELL	CHRISTOPHER DAVID JR			6449 SAINT BERNARD WAY	CHARLOTTE	NC	28269
2020-012	0	1	02761496	SHADWICK	STEVEN MICHAEL			6453 SAINT BERNARD WAY	CHARLOTTE	NC	28269
2020-012	0	1	02761497	MOTT	KELLIE A	DON S	MOTT	6457 SAINT BERNARD WAY	CHARLOTTE	NC	28269
2020-012	0	1	02761498	WASHINGTON	MARY A			657 E 59TH ST	BROOKLYN	NY	11234
2020-012	0	1	02761499	HUNTERS DOWNS HOMEOWNERS ASSOC				9105-L MONROE RD	CHARLOTTE	NC	28270

Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition 2020-012 filed by
Bowman Sumner, LLC To rezone approximately 21.92 acres located at 11132
Eastfield Road to allow the development of an urban residential development.

Date & Time of Meeting: Tuesday March 10th, 2020 at 6:00PM

Place of Meeting: Bonnie Cone Classical Academy 10700 Asbury Chapel Road Huntersville,
NC 28078

Petitioner: Bowman Sumner, LLC
Petition No: 2020-012

Bowman Sumner, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission is seeking to rezone an approximately 21.92 acre site (the "site") located at 11132 Eastfield Road Charlotte, NC 28269 from the R-3 (Single Family Residential) zoning district to UR-1 (Urban Residential) zoning district. The purpose of the rezoning is to permit the development of 38 Single family units and 48 Townhomes.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday March 10th, 2020 at 6:00PM located at the Bonnie Cone Classical Academy 10700 Asbury Chapel Road Huntersville, NC 28078. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Nate Bowman at 704-875-9704.

CC: Charlotte City Council Representative Renee Johnson
CC: Charlotte City Council Representative Elaine Powell
CC: Jack Thomson - Executive Director at Charlotte-Mecklenburg Historic Landmarks
Commission

Date Mailed: Wednesday February 26th, 2020

Sincerely,



Robert B. Bowman

Exhibit B cont.

2020-012: Bowman Sumner, LLC

Current Zoning R-3 (Single Family Residential)
Requested Zoning UR-1 (Urban Residential)

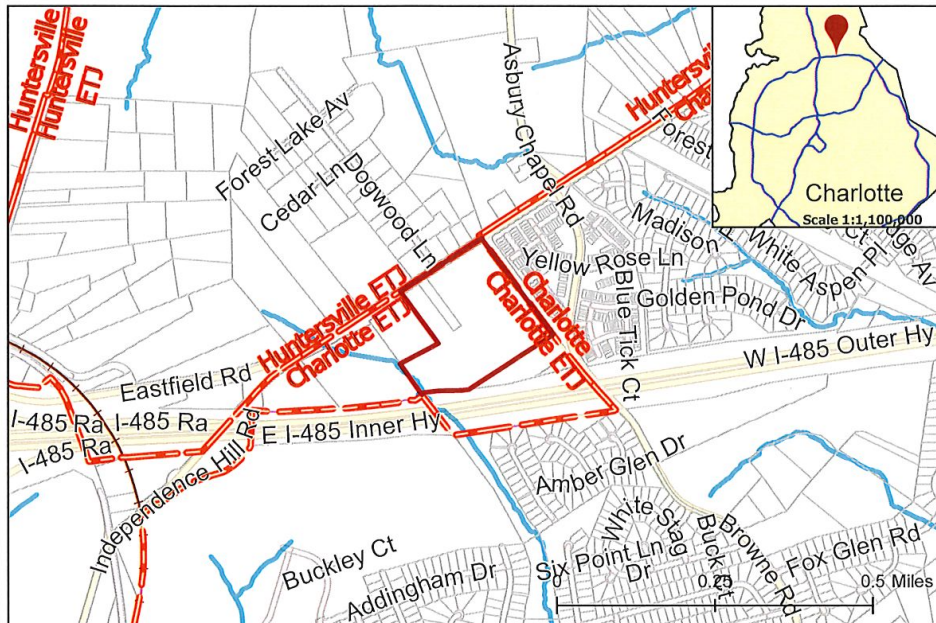
Approximately 21.92 acres

Location of Requested Rezoning

Rezoning Map



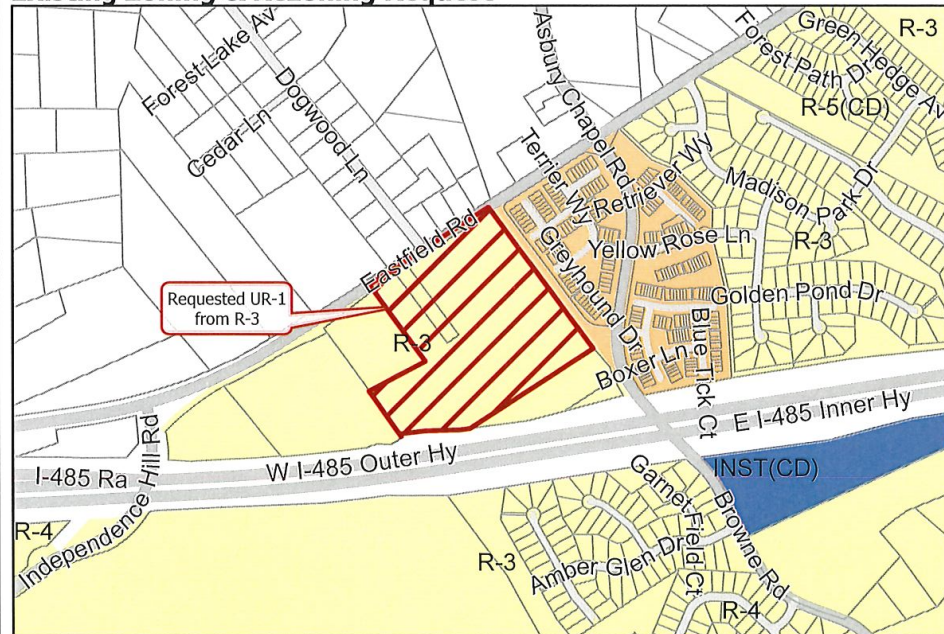
CHARLOTTE
 PLANNING, DESIGN
 & DEVELOPMENT



- 2020-012
- Outside City Limits
- Parcel
- + Railway
- Streams



Existing Zoning & Rezoning Request



- Requested UR-1 from R-3

Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Institutional



Map Created 1/30/2020

**Community Meeting
Sign-In Sheet
Petitioner: Bowman Sumner, LLC
Rezoning Petition No: 2020-012
March 10, 2020**

Please **PRINT CLEARLY.**

	NAME	ADDRESS	PHONE NO.	EMAIL
1	Braxton McLeod	1100 eastfield	704-175-1549	McLeod83@aol.com
2	John Holcomb	200 S. Tryon St Ste 200 28202	704-954-7480	john.holcomb@kimley-horn.com
3	JOE Wilson	200 S TRACY ST 704 Suite 200 Ch. 28202	980 253 6175	joe.wilson@kimley-horn.com
4	Bill Brown	11011 Dogwood Lane	704-274-9302	billmar704@hotmail.com
5	Martha Brown			
6	Jacq Gunner	15425 McAdams Hwy 9325 (Charlotte) 28269	828-333-2525	jacqgunner@gmail.com
7	Bent+Vicki Griffith	Browne Rd.	704-875-2492	vickign@bellsouth.net
8	Rosalind Luke	1621 JACK Russell ct	704-491-9100	ros2ros14@aol.com